

Special District

Monday, February 27, 2017

6:05p

Attendance: Dean, Sean, Dick, Fil, John, Teddy, Bob, Mary.

Motion to accept Minutes of the January 2017 meeting Bob, Teddy second, all approved.

Treasurer's Report – Bill D 'Agostino

January 2017 SD Financials

Bill was out of town and unavailable to attend meeting, it was decided to table the item and move the review of January's financials to the March meeting. John distributed a summary of 2016 financials which made some corrections to the placement of line items in monthly financials. This summary will also be reviewed by Bill at March meeting. The audit by firm of McKenna and Franck, CPAs, PC of the HOA's and Special District's financial statements for 2016 was available and discussed by the Board. Board members will review the audit and a vote to accept will be taken at the March meeting.

Motion to move the vote on January's Financials to March meeting Teddy, Fil second, all approved.

Manager's Report: John Safford

HOA and SD Financial:

All bills are current. There are two assessments not paid as of today. One is a misunderstanding that we are working out from 2016.

Grounds:

We have had a number of complaints concerning on walkways. The problem has not been with the roads or the driveways but the warm/freeze cycle has always been a problem for the walkways. When the walk is cleared and later the melt flows back over the surface and freezes, it is impossible for a contractor to solve this economically. Another concern is that the contract calls for service when snowfall is above two inches. More than half the storms this year have been less than two

inches, yet Cleveland has been responding. However this creates a different problem. Our contract calls for a limited number of responses for which charges can be billed. We are currently very close to that number and while we are all hopeful for an early spring, we still have 4-6 weeks of possible snow and ice left. John is in constant contact with the Cleveland supervisor during each snow event. Cleveland will now use a 1" accumulation of snow to trigger a response. Cleveland will not charge us any more unless things get out of hand and then we will be put on notice so that matter can be discussed before any new charges are incurred.

SD Facilities:

The lift station down the hill from 1 South Collins Terrace has new floats. However upon further testing, the technicians are concerned that the electrical panel is not working properly and have advised for a new electrical panel. John is getting an estimate.

There is a new style bulb installed at the corner of Birch Run and Saratoga Circle. The LED used there will save considerable electric usage but is a different color. John has a proposal to change all the lights for a total of \$2340.

Old Business:

- Board will meet with Terry Cleveland after snow season to discuss any changes that need to be made for next year.
- Motion to authorize repair/replacement of control panel at So. Collins lift station up to \$2000.00, Teddy, second Bob, all in favor and motion passes.
- Owners will be asked to comment on the new LED light at the corner of Saratoga Circle and Birch Run Way before vote by board on whether to replace old lights.
- Insurance- John determined the SEFCU insurance agency can write D&O coverage for both HOA and SD. John will continue to shop insurance quotes for all our coverages and will report back in March. All current coverages will be maintained until new coverages are decided upon. Premiums for current coverages will be increasing by at least 10% on April 30. We also need to review need for coverage for data breaches as addressed in NY statutory law.
- Sean inquired about the web page. It was agreed that the web page issue would be put on March agenda and materials from Lee Lounsbury would be reviewed in advance. Tracy and Teddy will review with Dean.

New Business:

- Board approved unanimously to reimburse an invoice of under \$50.00 submitted by Fil for copying costs for scanning and copying engineering

drawings. Motion Dean, second Dick, all in favor.

- Motion to approve the annual contract for Sunshowers in the sum of \$190.00 to seasonally open and close irrigation lines on Kane property. Our line is used to run water to trees on berm. Motion Fil, second Teddy, all in favor.

Motion to adjourn Teddy, Sean second, All in favor.

Next meeting: March 20, 2017 at Dean Higgins' home

6:50pm (minutes respectfully submitted by Dean Higgins, acting as secretary)

Morgan Street Birch Run Homeowners Association Phase II, Inc.

HOA

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6:50pm

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Manager's Report:

HOA Projects:

Powell has performed an inspection of each property to be painted this year and will give a list of repairs as soon as it is possible. John expects reports shortly.

John is continuing to work on getting quotes from Exterminators. Teddy again mentioned A MC Pest Control (Jim, tel: 225-5262). She has been satisfied with the company.

New Business:

Teddy reported problems with her roof that prompted a change in the roofer she uses. She has changed to WeatherTech America and has been very satisfied.

Meeting schedule: March 20 at 6pm at Deans House.

Motion to adjourn Teddy, Fil second, all approved.

Meeting adjourned 7:20p

Respectfully submitted by Dean Higgins, acting secretary for the meeting